



Old Barton Mead

Bridgwater TA5 1ES

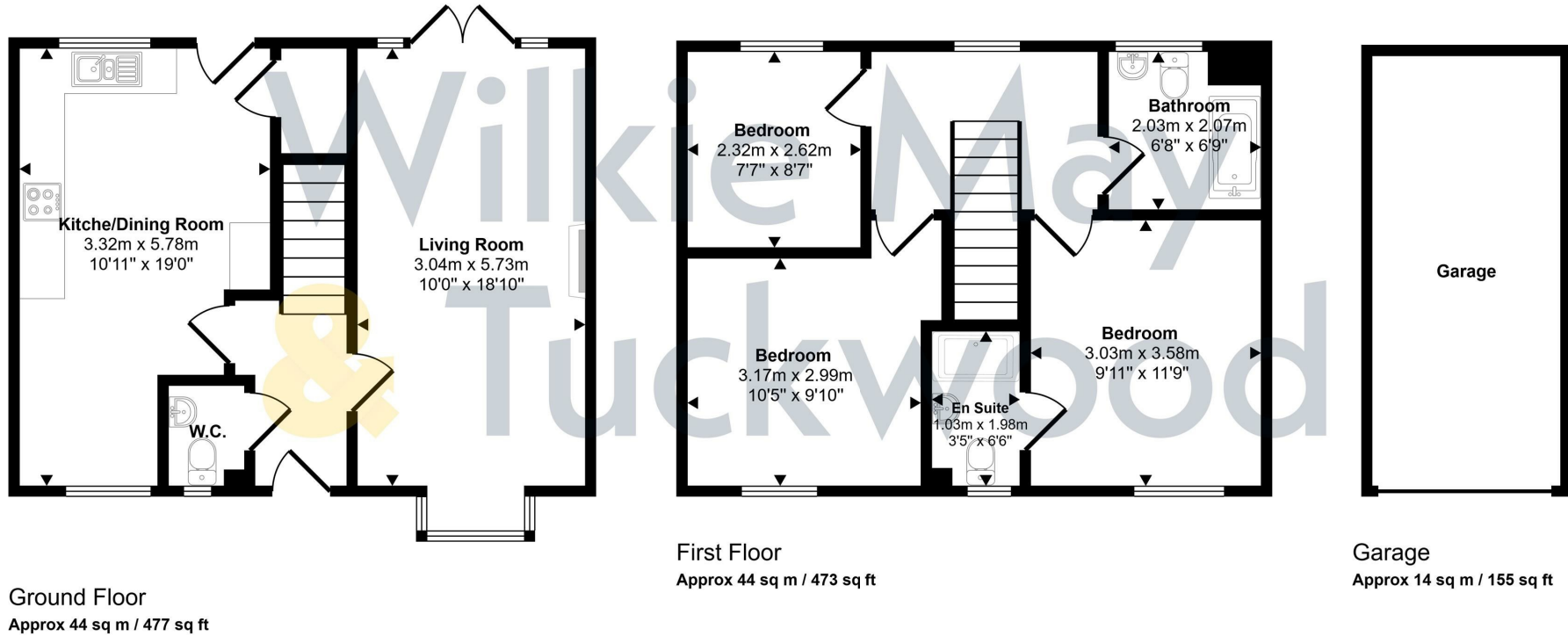
Price £325,000 Freehold

			B
3	2	2	EPC

Wilkie May
& Tuckwood

Floorplan

Approx Gross Internal Area
103 sq m / 1106 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Description

WELL PRESENTED THROUGHOUT - A modern detached three bedroom (one en-suite) family home, with parking and Garage situated in a popular village with easy access to the Quantock Hills and M5.

- Well Presented
- Garage & Off Road Parking
- Gas Central Heating
- En-Suite Bedroom
- uPVC Double Glazing
- Remainder of The 10 year NHBC Warranty



The property comprises a detached house, built by Messes Strongvox Homes of traditional block construction with rendered elevations under a tiled roof with the benefit of full uPVC double glazing and gas central heating. The house has an en-suite principal bedroom, garage with power has the benefit of the remainder of the original 10 year NHBC warranty.

The accommodation in brief comprises; composite door into Entrance Hall; wood effect LVT flooring.

Door into Downstairs Wc; low level Wc, wash basin, heated towel rail, LVT wood effect flooring.

Kitchen/Dining Room; with double aspect, wood effect LVT flooring, modern fitted kitchen comprising a range of grey shaker style cupboards and drawers under a concrete coloured rolled edge worktop with inset one and a half bowl stainless steel sink and drainer, mixer tap over, fitted electric oven, four ring gas hob with extractor fan over, integrated dishwasher and washing machine, ample room for dining table, cupboard housing Vaillant combi boiler for central heating and hot water, under stairs cupboard with shelving.

Living Room; with double aspect, bay window, patio doors to the garden.

Stairs to the first floor landing; hatch to roof space.

En-Suite Bedroom 1; aspect to front, door into En-Suite shower room; with shower cubicle, tiled surround, thermostatic mixer shower over, low level WC, wash basin, heated towel rail.

Bedroom 2: aspect to front. Bedroom 3; aspect to rear.

Family Bathroom; white suite comprising panelled bath, tiled surround, thermostatic mixer shower over, low level WC, heated towel rail.

OUTSIDE: the house has one off road parking space and a Garage: with up and over



door, power and lighting. The rear gardens are level, being laid to lawn and patio slabs and have a gated side access.

MATERIAL INFORMATION:

Council Tax Band: D

Service Charge; The property is situated on a private estate and a service charge of approximately £35pcm is payable.

Agents note; A hot tub is available by separate negotiation. Blinds will be included.

Tenure: Freehold

Utilities: Mains water, electricity, sewage, gas

Parking: There is off road parking at this property and a Garage.

Broadband: For an indication of specific speeds and supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/broadband-coverage

Mobile: For an indication of supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/mobile-coverage

Flood Risk: For information relating to flood risk in the area, we would advise interested buyers to use the below government checker: flood-map-for-planning.service.gov.uk/location



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services:

Local Authority:

Property Location: Council Tax Band: D

Broadband and mobile coverage: We understand that there is XXXX mobile coverage. The maximum available broadband speeds are XXX Mbps download and XXX Mbps upload. We recommend you check coverage on <https://checker.ofcom.gov.uk/>.

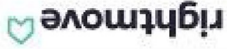
Flood Risk: Surface Water: XXX Rivers and the Sea: XXX Risk Reservoirs: XXX Groundwater: XXX. We recommend you check the risks on

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranties in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared 1st April 2025. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011.

8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor.



Tel: 01984 634793

Wilkie May & Tuckwood 35 Swain Street, Watchet, Somerset, TA23



OAE